

**Grantee: Detroit, MI**

**Grant: B-08-MN-26-0004**

**April 1, 2010 thru June 30, 2010 Performance Report**

**Grant Number:**

B-08-MN-26-0004

**Obligation Date:**

03/25/2009

**Grantee Name:**

Detroit, MI

**Award Date:****Grant Amount:**

\$47,137,690.00

**Contract End Date:****Grant Status:**

Active

**Review by HUD:**

Reviewed and Approved

**QPR Contact:**

Thomasina Tucker

## Disasters:

**Declaration Number**

NSP

## Narratives

**Areas of Greatest Need:**

The City of Detroit has one of the highest home foreclosure rates among the nation's largest metropolitan areas. The City has over 67,000 foreclosed properties, 65 percent remain vacant. The foreclosure problem is widespread and touches almost every neighborhood in the city. The City recognizes that the \$47,137,690 NSP allocation must be implemented in a strategic manner to result in the stabilization of neighborhoods most severely impacted by foreclosure and abandonment. The funds have been targeted to nine neighborhoods that were selected based upon the data that showed: over 51 percent of the population in the Census block groups met the low moderate middle income criteria; a high percentage of home foreclosures, a high percentage of homes financed by sub-prime mortgage related loans; and were also identified as likely to face a significant rise in the rate of home foreclosures. The City also aligning this process with other local stabilization and development efforts.

**Distribution and and Uses of Funds:**

The goals of the City of Detroit Neighborhood Strategy Program are: Continue to implement the City's Master Plan to reinforce,revitalize and rebuild targeted neighborhoods; Reduce the vast numbers of vacant properties causing blight and undermining the vitality of neighborhoods; Reverse the decline of neighborhood housing values; Stabilize neighborhoods negatively impacted by foreclosure and abandonment; Eliminate blighted structures to enhance public safety and improve quality of life; Invest in select neighborhoods to achieve greater impact with limited resources especially neighborhoods targeted by LISC, Skillman, the Community Foundation and NDNI; Protect recent investments by public and private partners Attract other public/private financing to leverage NSP funds; Create new jobs and stimulate small business development;Demolish existing structures to accommodate future development or alternative uses.

**Definitions and Descriptions:****Low Income Targeting:****Acquisition and Relocation:****Public Comment:**

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$47,137,690.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$47,137,690.00
<b>Program Funds Drawdown</b>	\$357,775.35	\$953,117.91
<b>Obligated CDBG DR Funds</b>	\$14,390,893.00	\$27,444,662.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$676,581.16
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$7,070,653.50	\$0.00
<b>Limit on Admin/Planning</b>	\$4,713,769.00	\$4,884.00
<b>Limit on State Admin</b>	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

<b>National Objective</b>	<b>Target</b>	<b>Actual</b>
<b>NSP Only - LH - 25% Set-Aside</b>	\$11,784,422.50	\$19,562,764.00

## Overall Progress Narrative:

### Acquisition

Strategic property acquisition for rehab and new construction will begin during the second quarter of 2010. The Detroit Land Bank Authority (DLBA), in partnership with P&DD and other stakeholders, continues its efforts to finalize a proposed acquisition strategy in three of the nine target areas. P&DD is also working with the DLBA to finalize a contract so that activities to be funded with NSP funds can begin. The City is making every effort to ensure acquisition is strategic. Plans are to obligate these funds by September 19, 2010.

### Acquisition-Land Bank

The Land Bank Authority contract with the City of Detroit is scheduled for City Council approval in July. DLBA is working towards obligating Acquisition and Disposition funds by September 19, 2010. DLBA is procuring necessary vendors and plans to execute these contracts in early August. DLBA has not acquired any properties with NSP funds to date.

### Disposition

The City of Detroit will maintain acquired vacant, foreclosed, and abandoned NSP properties pending disposition, including legal services, appraisals, surveys and transfer costs as needed. Currently this includes targeted tax-foreclosed properties from Wayne County. Plans are to obligate these funds by September 19, 2010.

#### Disposition-Land Bank

The Land Bank Authority contract with the City of Detroit is scheduled for City Council approval in July. DLBA is working towards obligating Acquisition and Disposition funds by September 19, 2010. DBLA is procuring necessary vendors and plans to execute these contracts in early August. The Land Bank does not currently have any properties in its inventory so no disposition costs have been incurred.

#### Public Improvements

P&DD Management will reprogram \$2,000,000 in public improvement funds within the next few weeks to demolition activities. Demolition funds will be fully obligated by September 19, 2010.

#### Demolition

Funds obligated this quarter total 68 percent of the \$14,000,000 allocated. To date 97 percent of total funds have been obligated. The City of Detroit has demolished approximately 32 housing units this quarter. Quarterly demolition draws totaled \$357,775.

Addresses for demolished structures are included in the QPR.

#### Administration

There were no administrative expenditures during the quarter. However, many activities took place to move the NSP program forward.

To date the City of Detroit has obligated 59.05 percent of its NSP funds (\$27,834,662). To date this represents demolition, housing rehabilitation, administration and new construction obligations. The Housing Services Division continues to work aggressively with its rehabilitation funds to provide ongoing technical support and assistance to selected NSP developers and Non-profits, awarded NSP funding reservations in support of various targeted NSP affordable housing projects. This increased focus ensures steady progress and performance in meeting our obligation goals.

Staff continues to comply with all federal regulations, as well as state and local laws, and codes through legal oversight provided by Lewis & Munday. However, challenges continue, for example providing private financing resources for selected NSP developers. Staff attacked this problem by successfully meeting with 5/3 Bank staff who offered their own program to assist developers. Staff also worked with MSHDA on jointly funded NSP Detroit housing projects.

During the quarter P&DD staff advertised for temporary staff that could help meet performance deadlines. In addition, potential candidates were interviewed. A final decision is pending. Recognizing these staff shortages, staff sought overtime approval in an effort to meet performance mandates.

Housing staff inspected, evaluated and approved neighborhood conditions (where developers had selected properties for NSP funding approval). Staff also focused on additional compliance issues such as environmental review, necessary to position developers for NSP loan closings during the next quarter.

Staff also worked to formally rescind NSP funding reservation awards from ten (10) developers (unable to warrant continued funding consideration). The City recognized that due to the difficult economic climate, many developers were experiencing difficulty in securing the required private financing which the Housing team required in the published NOFA, in an effort to leverage the City's NSP funding allocation. These developers, however, were also provided with the opportunity to re-enter the process, in the event they were able to provide concrete documentation and various shortfalls were corrected. In addition, the ongoing strategic planning effort is to continue reviewing and evaluating second tier NSP developers that were initially "wait-listed", allowing them an opportunity to be approved for NSP funding, as a backup plan to ensure that the City meets its NSP project funding obligation prior to the September 2010 deadline. This process has spurred a redoubled effort by six (6) of those developers, whose NSP funding was temporarily rescinded, to re-submit their projects once the deficiencies were cured and total project funding solidified. Many approved NSP developers are also requesting funding approval and consideration for a second phase of NSP properties. Additionally, during this period the Housing staff formally sought and received approval from HUD to increase the per unit rehabilitation funding to \$70,000 per unit.

During this reporting period, FRM, and contractual staff worked to implement an NSP database tracking system. The project is on hold until replacement staff can be brought on board to implement the database. In addition, FRM and Housing Services staff worked with HUD technical assistance consultants from Dennison & Associates, for approximately sixty (60) days (beginning April 7, 2010 thru May 30, 2010). Dennison & Associates

offered assistance in identifying best practices and referring various NSP document templates, successfully developed by other municipalities, for the City’s review and consideration. Ongoing technical support provided by Detroit HUD staff (Jeannette Harris and Cindy Vails,) has been responsive, timely, and accommodating to P&DD staff.

In addition, FRM staff spent time analyzing and maintaining NSP activities in the DRGR system.

#### New Construction

As of the end of the 1st quarter of 2010, the Housing Services Division obligated a total of \$4,200,000.00 towards four (4) new construction projects within the City’s NSP target areas of greatest need. These projects have now moved to the NSP loan-closing phase, in order to formally commit these funds. The four (4) projects will create a total of 168 units of new housing, which will replace some of the existing blighted housing stock.

#### Rehabilitation

A total of \$4,920,893 (35 percent) in rehabilitation funds were obligated during the quarter. A breakdown is shown below:

- May 27, 2010: Three (3) Projects for a total of \$2,235,504 Obligated
- June 30, 2010: Five (5) Projects for a total of \$2,685,389 Obligated

P&DD rehabilitation specialists performed inspections determining preliminary feasibility of several rehabilitation projects. Site reviews were conducted for new construction projects as well. Rehabilitation inspectors worked in concert with developers to ensure quality specifications are written and to ensure compliance with federal NSP requirements, state codes, and local codes.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP-01, NSP Acquisition	\$0.00	\$4,000,000.00	\$0.00
NSP-02, NSP Disposition	\$0.00	\$4,200,000.00	\$0.00
NSP-03, NSP-Public Improvements	\$0.00	\$2,000,000.00	\$0.00
NSP-04, NSP Demolition	\$357,775.35	\$14,000,000.00	\$948,233.91
NSP-10, NSP Administration	\$0.00	\$4,713,769.00	\$4,884.00
NSP-12, NSP New Construction	\$0.00	\$4,250,000.00	\$0.00
NSP-14, NSP Rehabilitation	\$0.00	\$13,973,921.00	\$0.00

## Activities

**Grantee Activity Number:** 01 NSP Acq

**Activity Title:** Acquisition

**Activity Category:**

Acquisition - general

**Project Number:**

NSP-01

**Projected Start Date:**

07/01/2009

**Benefit Type:**

N/A

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Planned

**Project Title:**

NSP Acquisition

**Projected End Date:**

03/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Detroit Planning & Dev Dept

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$661,157.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$661,157.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
City of Detroit Planning & Dev Dept	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Vacant, abandoned or foreclosed property will be acquired in the nine target areas for rehabilitation, demolition or redevelopment including new construction

**Location Description:**

location to be determined in the 9 target areas

**Activity Progress Narrative:**

Acquisition

Strategic property acquisition for rehab and new construction will begin during the second quarter of 2010. The Detroit Land Bank Authority (DLBA), in partnership with P&DD and other stakeholders, continues its efforts to finalize a proposed acquisition strategy in three of the nine target areas. P&DD is also working with the DLBA to finalize a contract so that activities to be funded with NSP funds can begin. The City is making every effort to ensure acquisition is strategic. Plans are to obligate these funds by September 19, 2010.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/350

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** 01A NSP ACQ

**Activity Title:** Landbank Acquisition

**Activity Category:**

Acquisition - general

**Project Number:**

NSP-01

**Projected Start Date:**

09/01/2009

**Benefit Type:**

N/A

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Planned

**Project Title:**

NSP Acquisition

**Projected End Date:**

03/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Detroit Land Bank

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$2,302,305.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,302,305.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
City of Detroit Land Bank	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The Land Bank will acquire abandoned vacant or foreclosed properties for rehabilitation, demolition, redevelopment or new construction

**Location Description:**

The nine target areas.

**Activity Progress Narrative:**

Acquisition-Land Bank

The Land Bank Authority contract with the City of Detroit is scheduled for City Council approval in July. DLBA is working towards obligating Acquisition and Disposition funds by September 19, 2010. DBLA is procuring necessary vendors and plans to execute these contracts in early August. DBLA has not acquired any properties with NSP funds to date.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/50

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** 02 NSP Disp

**Activity Title:** Disposition

**Activity Category:**

Disposition

**Activity Status:**

Planned

**Project Number:**

NSP-02

**Project Title:**

NSP Disposition

**Projected Start Date:**

06/01/2009

**Projected End Date:**

03/30/2013

**Benefit Type:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Detroit

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
City of Detroit	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Maintain properties pending disposition including legal services, financial services, appraisals, surveys and transfer costs.

**Location Description:**

Location to be determined based upon the acquisition, rehabilitation, or demolition activity in the 9 target areas

**Activity Progress Narrative:**

Disposition

The City of Detroit will maintain acquired vacant, foreclosed, and abandoned NSP properties pending disposition, including legal services, appraisals, surveys and transfer costs as needed. Currently this includes targeted tax-foreclosed properties from Wayne County. Plans are to obligate these funds by September 19, 2010.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/800

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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<b>Grantee Activity Number:</b>	<b>02a NSP Disp</b>
<b>Activity Title:</b>	<b>Landbank Disposition</b>

**Activity Category:**

Disposition

**Activity Status:**

Planned

**Project Number:**

NSP-02

**Project Title:**

NSP Disposition

**Projected Start Date:**

09/01/2009

**Projected End Date:**

03/30/2013

**Benefit Type:**

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Detroit Land Bank

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$3,897,695.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$3,897,695.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
City of Detroit Land Bank	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Land Bank will maintain vacant, foreclosed, and abandoned NSP properties pending disposition, including legal services, financial services, appraisals, surveys and transfer costs

**Location Description:**

Nine Target areas

**Activity Progress Narrative:**

Disposition-Land Bank  
 The Land Bank Authority contract with the City of Detroit is scheduled for City Council approval in July. DLBA is working towards obligating Acquisition and Disposition funds by September 19, 2010. DBLA is procuring necessary vendors and plans to execute these contracts in early August. The Land Bank does not currently have any properties in its inventory so no disposition costs have been incurred.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/200
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/200

### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** 03 NSP Pub Imp  
**Activity Title:** Public Improvement

**Activity Category:**  
 Clearance and Demolition

**Activity Status:**  
 Planned

**Project Number:**  
 NSP-03

**Project Title:**  
 NSP-Public Improvements

**Projected Start Date:**  
 09/01/2009

**Projected End Date:**  
 03/30/2013

**Benefit Type:**  
 N/A

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 City of Detroit Planning & Dev Dept

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Detroit Planning & Dev Dept	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Activity Description:**

Public Improvement activities will assist in stabilizing neighborhoods through the redevelopment of vacant land and parcels where demolition activities have occurred. Planning to landscape approximately 1300 acres of vacant land

**Location Description:**

Locations to be determined in the nine target areas

**Activity Progress Narrative:**

Public Improvements  
 P&DD Management will reprogram \$2,000,000 in public improvement funds within the next few weeks to demolition activities. Demolition funds will be fully obligated by September 19, 2010.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1885

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** 04 NSP Demolition

**Activity Title:** Demolition

**Activity Category:**

Clearance and Demolition

**Project Number:**

NSP-04

**Projected Start Date:**

04/01/2009

**Benefit Type:**

N/A

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Demolition

**Projected End Date:**

03/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Detroit Buildings & Safety Eng

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$16,000,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$16,000,000.00
<b>Program Funds Drawdown</b>	\$357,775.35	\$948,233.91
<b>Obligated CDBG DR Funds</b>	\$9,470,000.00	\$13,610,000.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$671,697.16
City of Detroit Buildings & Safety Eng	\$0.00	\$671,697.16
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Demolish blighted and abandoned structures

**Location Description:**

**Activity Progress Narrative:**

Demolition

Funds obligated this quarter total 68 percent of the \$14,000,000 allocated. To date 97 percent of total funds have been obligated. The City of Detroit has demolished approximately 32 housing units this quarter. Quarterly demolition draws totaled \$357,775.

Addresses for demolished structures are included in the QPR.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	67/1400

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

Address	City	State	Zip
5824 Colfax	Detroit	NA	48210
14674 Spring Garden	Detroit	NA	48205
18957 Heyden	Detroit	NA	48219
15380 Virgil	Detroit	NA	48223
17862 Lumpkin	Detroit	NA	48212
15336 Dacosta	Detroit	NA	48223
15094 Bramell	Detroit	NA	48223
20211 Annott	Detroit	NA	48205
12901 E. State Fair	Detroit	NA	48205
4945 35th St.	Detroit	NA	48210
20545 Fairport	Detroit	NA	48205
19135 Carman	Detroit	NA	48203
6088 Scotten	Detroit	NA	48210
4993 Junction	Detroit	NA	48210
19180 Exeter	Detroit	NA	48203
14288 Wilfred	Detroit	NA	48213
15901 Dacosta	Detroit	NA	48223
14424 Chapel	Detroit	NA	48223
2928 Cadillac	Detroit	NA	48214
14300 Chapel	Detroit	NA	48223
19144 Exeter	Detroit	NA	48203
14909 Ohio	Detroit	NA	48238
15456 Burgess	Detroit	NA	48223
1805 Fischer	Detroit	NA	48214
18934 Brail	Detroit	NA	48219
7475 Woodrow Wilson	Detroit	NA	48206
3013 Parker	Detroit	NA	48214
19200 Exeter	Detroit	NA	48203
14900 Chapel	Detroit	NA	48223
15861 Mendota	Detroit	NA	48238
6342 Vancourt	Detroit	NA	48210
19194 Exeter	Detroit	NA	48203

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

**Other Funding Sources**

**Amount**

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** 10 NSP Admin

**Activity Title:** Administration

**Activity Category:**

Administration

**Project Number:**

NSP-10

**Projected Start Date:**

10/01/2008

**Benefit Type:**

N/A

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

NSP Administration

**Projected End Date:**

03/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Detroit Planning & Dev Dept

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$4,713,769.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$4,713,769.00
<b>Program Funds Drawdown</b>	\$0.00	\$4,884.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$4,713,769.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$4,884.00
City of Detroit Planning & Dev Dept	\$0.00	\$4,884.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Administration and management of the NSP program

**Location Description:**

**Activity Progress Narrative:**

Administration

There were no administrative expenditures during the quarter. However, many activities took place to move the NSP program forward.

To date the City of Detroit has obligated 59.05 percent of its NSP funds (\$27,834,662). To date this represents demolition, housing rehabilitation, administration and new construction obligations. The Housing Services Division continues to work aggressively with it rehabilitation funds to provide ongoing technical support and assistance to selected NSP developers and Non-profits, awarded NSP funding reservations in support of various targeted NSP affordable housing projects. This increased focus ensures steady progress and performance in meeting our obligation goals.

Staff continues to comply with all federal regulations, as well as state and local laws, and codes through legal oversight provided by Lewis & Munday. Housing staff inspected, evaluated and approved neighborhood conditions (where developers had selected properties for NSP funding approval). Staff also focused on additional compliance issues such as environmental review, necessary to position developers for NSP loan closings during the next quarter. During the quarter P&DD staff advertised for temporary staff that could help meet performance deadlines. In addition, potential candidates were interviewed. A final decision is pending. Recognizing these staff shortages, staff sought overtime approval in an effort to meet performance mandates.

Staff also worked to formally rescind NSP funding reservation awards from ten (10) developers (unable to warrant continued funding consideration). The City recognized that due to the difficult economic climate, many developers were experiencing difficulty in securing the required private financing which the Housing team required in the published NOFA, in an effort to leverage the City's NSP funding allocation. These developers, however, were also provided with the opportunity to re-

enter the process, in the event they were able to provide concrete documentation and various shortfalls were corrected. Additionally, during this period the Housing staff formally sought and received approval from HUD to increase the per unit rehabilitation funding to \$70,000 per unit.

During this reporting period, FRM, and contractual staff worked to implement an NSP database tracking system. The project is on hold until replacement staff can be brought on board to implement the database. In addition, FRM and Housing Services staff worked with HUD technical assistance consultants from Dennison & Associates, for approximately sixty (60) days (beginning April 7, 2010 thru May 30, 2010). Dennison & Associates offered assistance in identifying best practices and referring various NSP document templates, successfully developed by other municipalities, for the City's review and consideration. Ongoing technical support provided by Detroit HUD staff (Jeannette Harris and Cindy Vails,) has been responsive, timely, and accommodating to P&DD staff. In addition, FRM staff spent time analyzing and maintaining NSP activities in the DRGR system.

## Accomplishments Performance Measures

**No Accomplishments Performance Measures found.**

## Beneficiaries Performance Measures

**No Beneficiaries Performance Measures found.**

## Activity Locations

**No Activity Locations found.**

## Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** 12 NSP New Construction

**Activity Title:** New Construction

**Activity Category:**

Construction of new housing

**Project Number:**

NSP-12

**Projected Start Date:**

07/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP New Construction

**Projected End Date:**

03/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Detroit Planning & Dev Dept

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$4,578,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$4,578,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$4,200,000.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Affordable housing projects will be developed for sale, rent, or lease-purchase

**Location Description:**

**Activity Progress Narrative:**

New Construction

As of the end of the 1st quarter of 2010, the Housing Services Division obligated a total of \$4,200,000.00 towards four (4) new construction projects within the City's NSP target areas of greatest need. These projects have now moved to the NSP loan-closing phase, in order to formally commit these funds. The four (4) projects will create a total of 168 units of new housing, which will replace some of the existing blighted housing stock.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/168

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** 14 NSP Rehab

**Activity Title:** Rehabilitation

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-14

**Projected Start Date:**

07/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP Rehabilitation

**Projected End Date:**

03/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Detroit Planning & Dev Dept

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$14,984,764.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$14,984,764.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$4,920,893.00	\$4,920,893.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Rehabilitation of single and multi-family rentals and lease-purchase will benefit individuals/families at or below 50% AMI.  
212 total units of single and multi-family housing estimated:  
83% or 118 units of single-family housing estimated.  
17% or 94 units of multi-family housing estimated

**Location Description:**

**Activity Progress Narrative:**

Rehabilitation

A total of \$4,920,893 (35 percent) in rehabilitation funds were obligated during the quarter. A breakdown is shown below:

- May 27, 2010: Three (3) Projects for a total of \$2,235,504 Obligated
- June 30, 2010: Five (5) Projects for a total of \$2,685,389 Obligated

P&DD rehabilitation specialists performed inspections determining preliminary feasibility of several rehabilitation projects. Site reviews were conducted for new construction projects as well. Rehabilitation inspectors worked in concert with developers to ensure quality specifications are written and to ensure compliance with federal NSP requirements, state codes, and local codes.

## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Housing Units		0		0/212

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/212	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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